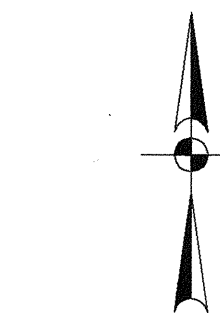


LOCATION MAP  
N.T.S.



SCALE: 1"=200'

03 FEB 12 AM 9:41  
CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

LEGEND

- PHASE BOUNDARY LINE
- PROPERTY LINE
- ..... FEMA 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0 95 AND 232, DATED FEBRUARY 16, 1996 FOR BEXAR COUNTY AND INCORPORATED AREAS.

COMMERCIAL DEVELOPMENT	ACREAGE
PHASE 1	36.72
PHASE 2	27.72
TOTAL	61.44

NOTE

THIS PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. PLEASE REFERENCE IMPERVIOUS COVER MASTERPLAN SUBMITTED TO SAWS AQUIFER STUDIES ON APRIL 14, 2000.

DEVELOPER  
F.C.S. FISCHER, LTD  
601 SONTERRA  
SAN ANTONIO, TEXAS 78258

AMENDMENT  
POADP NO. 457-B

PLAN HAS BEEN ACCEPTED BY

COSA  
2/13/03 # 457-B  
(date) (number)

If no plats are filed, plan will expire

On 8-14-04

1<sup>st</sup> plat filed on

F.C.S. FISCHER, LTD. - 60.91 ACRE TRACT  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
POADP NO. \_\_\_\_\_

JOB NO. 4763-04  
DATE APRIL 2000  
DESIGNER SEO  
CHECKED SLW DRAWN SEO  
SHEET 1 OF 1

REVISIONS:  
REVISED 2/7/03

PAPE-DAWSON CONSULTING ENGINEERS  
CIVIL & ENVIRONMENTAL  
SAN ANTONIO TEXAS 78216  
210-375-9000  
555 EAST RAINEY



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
05 FEB 12 AM 9:40

<b>Project ID Number:</b>	<b>Date Submitted:</b> #457-B
---------------------------	-------------------------------

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF):** ☐ YES ☒ NO\*\*

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881.

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Plat Certification Request

- POADP AMENDMENT  
# 457-B
- ☐ P.U.D. Plan
  - ☐ Mixed Used District (MXD)
  - ☐ Military Airport Overlay Zone (MAOZ)
  - ☐ Manufactured Home Park Plan (MHPP)
  - ☐ Pedestrian Plan (PP)
  - ☐ Other: \_\_\_\_\_

*Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

Project Name: FCS FISCHER, LTD - 00.91 AC TRACT

Owner/Agent: FCS FISCHER, LTD Phone: 490-2500 Fax: 490-4465

Address: 601 SONTERRA, San Antonio, TX Zip code: 78258

Engineer/Surveyor: PAPE-DAWSON ENGINEERS Phone: 375-9000 Fax: 375-9010

Address: 555 E RAMSEY, San Antonio TX, Zip code: 78216

January 1, 2003



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

(Continued)

Existing legal Description (PUD Only): N/A

Existing zoning: C-2 & C-3 Proposed zoning: N/A

Projected # of Phases: 1

Number of dwelling units (lots) by Phases: 12 (COMMERCIAL)

Total Number of lots: 12 divided by acreage: 61.44 = Density: 5.12

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: N/A divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 9 School District: NEISD Ferguson map grid: 518-B3

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name FCS FISCHER, LTD - 60.91 AC TRACT No. 457 A

Is there a corresponding PUD for this site? Name N/A No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name N/A No. \_\_\_\_\_

Name N/A No. \_\_\_\_\_

Name N/A No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: SHAUNA WEAVER Signature: Shauna Weaver

Date: 2/2/03 Phone: (210) 375-9000 Fax: (210) 375-9010

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☐ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☐ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☐ The location and dimension of all proposed or existing lots.
- ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☐ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:  
(PUD ONLY)
  - (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
  - (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**  
(Continued)

- ☐ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☐ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☐ A stormwater management plan (section 35-B119)

I certify that the MASTER DEVELOPMENT Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: SHAUNA WEAVER Signature: Shauna L. Weaver Date: 2-7-02

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873  
APPLICATION REVISED January 1, 2003



City of San Antonio  
Planning Department  
Master Development Plan Section  
**APPLICATION**

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
03 FEB 12 AM 9:40

Project ID Number:

Date Submitted:

#457-B

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POADP AMENDMENT

#457-B

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Department Request for Review form (attached) for respective departments or agencies

Project Name: FCS FISCHER, LTD - 60.91 AC TRACT

FISCHER 60.91 ACRES

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey San Antonio, Texas 78216



FROST NATIONAL BANK  
SAN ANTONIO, TEXAS

040377

FEBRUARY 7, 2003

PAY

\*\*\*\*\*500\*\*\*\*\*

DOLLARS AND \*00\*

CENTS

\$ \*\*\$500.00\*

TO THE  
ORDER  
OF

CITY OF SAN ANTONIO

PAPE-DAWSON  
CONSULTING ENGINEERS, INC.

*Wayne Brining*  
AUTHORIZED SIGNATURE

040377 114923222 29 3997995



# CITY OF SAN ANTONIO

February 13, 2003

Ms. Shauna Weaver, P.E.

Pape – Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, TX 78216

Re: F.C.S. Fischer, LTD. 60.91 Acre Tract (Amendment)

POADP # 457-B

Dear Ms. Weaver:

The City Staff Development Review Committee has reviewed F.C.S. Fischer, LTD. 60.91 Acre Tract (Amendment) Preliminary Overall Area Development Plan # 457-B. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.



Ms. Weaver  
Page 2  
February 13, 2003

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,



Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services  
Richard De La Cruz, P.E. Senior Engineer Development Services  
Arturo Villarreal Jr., P.E. Storm Water Engineering

**CITY OF SAN ANTONIO**  
**Public Works Department**

Interdepartment Correspondence Sheet

TO: Zoning Commission

FROM: Engineering and Traffic Division

COPIES TO: File

SUBJECT: Fischer Tracts, Level 3 Traffic Impact Analysis

Date: December 23, 1999

The Engineering and Traffic Division has reviewed the Level-3 Traffic Impact Analysis for the proposed office park and shopping center located north and south of Loop 1604 between Bulverde and Redland. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.


Based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual, this development is estimated to generate up to 4,512 peak hour trips. These trips will be distributed along the eastbound and westbound Loop 1604 frontage roads, Bulverde Road, Jones Maltsberger, and Redland Road.

**Note:**

*This development shall be closely coordinated with the City of San Antonio and TxDOT during the POADP level in order to address any adjustments to the existing roadways. Modifications to the submitted Level 3 TIA will be required as a result of adjustments resulting in the POADP process. In addition, the Engineering and Traffic Division recommends submittal of onsite design at the POADP level in order to expedite the building process.*

\_\_\_\_\_  
Robert W. Opitz, P.E.  
Chief Engineer Development  
Review and Drainage

Approved by:

  
\_\_\_\_\_  
Andrew J. Ballard, P.E.  
City Engineer

**CITY OF SAN ANTONIO**  
**Public Works Department**

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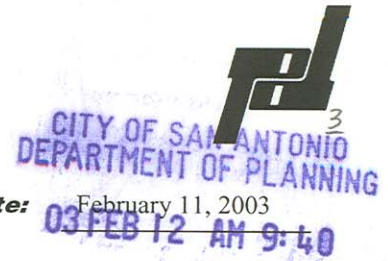
\_\_\_\_\_  
Robert W. Opitz, P.E.  
Chief Engineer Development  
Review and Drainage

Approved by:

  
\_\_\_\_\_  
Andrew J. Ballard, P.E.  
City Engineer



# TRANSMITTAL



**To:** Planning Dept.

**Date:** February 11, 2003

**Attn:** ~~Michelle Gonzales~~ Mike Herrera

114 W. Commerce St. 3<sup>rd</sup> Floor

San Antonio, Texas, 78205

**Re:** Fischer 60.91 Acres Plat # 020355

QUANTITY	DESCRIPTION
1	MDP Package
1	MIKE RedLINES
1	CHECK

*If enclosures are not as noted, kindly notify us at once.*

☒ **For Approval**    ☐ **For Your Use**    ☐ **As Requested**    ☐ **For Review and Comment**

**COMMENTS:** \_\_\_\_\_

Please call me @ ext. 420 if you have any questions.

Thank You

*Incomplete*

**From:** ~~June M. Puente~~ Shauna Weaver **Project No.:** 4763-35

**cc:** Files

C:\WINNT\Profiles\jpunte\Personal\city trans\Mike H.doc

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
RECEIVED  
03 FEB -4 PM 12:12  
03 JAN 31 F

LAND DEVELOPMENT  
SERVICES

## LETTER OF TRANSMITTAL

Attention: Mike Herrera	Date: 1/30/2003	Project No: 310011.021.1.5000
To: Subdivisions/Zoning	Re: Canham Ranch Subdivision Unit 1	
114 W Commerce St. 4 <sup>TH</sup> Floor	Plat #030128 (Previous Plat #000441)	
San Antonio, Texas 78283		
207-7900		

We are sending you these items via:

COPIES	DATE	DESCRIPTION
15	1/30/2003	PUD Plan
1	1/30/2003	PUD Plan 8.5"x11" Reduction
1	1/30/2003	Check for Amendment Fee

☒ For approval ☐ For your use ☐ For review & comment

REMARKS: CPS requested that all reference to a typical easement detail be taken off of the plat and other documents.

SENDER: Randy Johnson

TELEPHONE: 494-0088

00-027-A